



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
5-8-2014

MEMORANDUM

DATE: April 29, 2014

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SSS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 8, 2014

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220131020 Charley Forest
220140750 Glen Cove
220141070 Olive Branch
220141110 High Point

Plat Name: Charley Forest
Plat #: 220131020

Location: Located on the south side of Ashton Road (MD 108), 50 feet east of Mink Hollow Road.

Master Plan: Sandy Spring - Ashton Master Plan

Plat Details: RC zone; 1 lot

Applicant: Jeffrey Williams

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

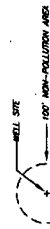
Staff notes for the Board that the subject plat application has been submitted to revise previously recorded conservation easement upon the property in accordance with amended final forest conservation plan No. 11989069A and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS CORRECT AND COMPLETE THAT IT IS A SUBDIVISION OF ALL THE LAND COMEYED FROM MCA AT CHARLEY FOREST, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO JENNIFER A. WILLIAMS AND JENNIFER A. N. WILLIAMS, TENANTS IN COMMON, BY A DEED DATED JANUARY 13, 2014, AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SUBDIVISION RECORD PLAT LOTS 13 THRU 18 CHARLEY FOREST" AND RECORDED IN PLAT BOOK 188 AT PLAT NO. 20685. ALL RECORDS ARE AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 27.0483 ACRES OF LAND OF WHICH THERE IS NO DEDICATION.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100 YEAR FLOODPLAIN SHOWN ON THIS RECORD EASEMENT AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

William L. Mochen
 WILLIAM L. MACHEN SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 LICENSE EXPIRATION DATE 10/02/15



100' NON-POLLUTION AREA

SEPTIC FIELD RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPRAISAL BY THE HEALTH DEPARTMENT.

THIS LOT IS APPROVED FOR A 6 BEDROOM HOUSE.

SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPRAISAL BY THE HEALTH DEPARTMENT.

THIS LOT IS APPROVED FOR A 6 BEDROOM HOUSE.

N/F C. H. THOMAS
 L.5128 F.283

OWNER'S CERTIFICATE

WE, JENNIFER A. WILLIAMS AND JENNIFER A. N. WILLIAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY CERTIFY THAT THE PLAT SUBDIVISION ENTITLED "SUBDIVISION RECORD PLAT LOTS 13 THRU 18 CHARLEY FOREST" IS CORRECT AND COMPLETE. THE CATEGORY 1 CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTY NAMED IN THIS DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT - CATEGORY 1" AS RECORDED IN THE LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SALES, ACTIONS OF LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT A CERTAIN MORTGAGE, AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

Jennifer A. Williams
 JENNIFER A. WILLIAMS
 WITNESS

Jennifer A. N. Williams
 JENNIFER A. N. WILLIAMS
 WITNESS

WE ASSENT TO THIS PLAT OF SUBDIVISION FOR OUR OWN LOANS. (L. 43151, F. 088)

Jennifer A. Williams
 JENNIFER A. WILLIAMS
 ATTEST

3/20/2014

APPROVED: _____ DATE _____
 CHAIRMAN

APPROVED: _____ DATE _____
 ASST. SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED ON: _____ DATE _____

BY: _____

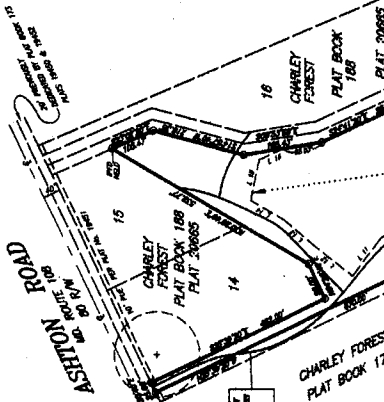
M.-N.C.P. & P.C. RECORDED FILE NO. _____

2/20/15/02D

FILE NO. 1002120022002

CSS 00-012 P.

PLAT NO.

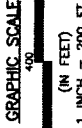


LINE	BEARING	DISTANCE
L. 1	S. 42°55'11" E	142.01'
L. 2	N. 74°30'49" E	72.00'
L. 3	S. 42°55'11" E	72.00'
L. 4	N. 44°39'11" W	25.00'
L. 5	N. 07°15'59" E	45.00'
L. 6	N. 86°41'32" E	138.00'
L. 7	N. 42°55'11" E	138.00'
L. 8	N. 42°55'11" E	82.00'
L. 9	N. 03°14'18" E	55.19'
L. 10	S. 44°39'11" W	69.00'
L. 11	N. 52°29'11" W	42.59'
L. 12	N. 02°30'30" E	50.01'
L. 13	N. 02°30'30" E	50.01'
L. 14	N. 02°30'30" E	50.01'
L. 15	N. 02°30'30" E	50.01'
L. 16	N. 02°30'30" E	50.01'
L. 17	N. 02°30'30" E	50.01'
L. 18	N. 02°30'30" E	50.01'
L. 19	N. 02°30'30" E	50.01'
L. 20	N. 02°30'30" E	50.01'
L. 21	N. 02°30'30" E	50.01'
L. 22	N. 02°30'30" E	50.01'
L. 23	N. 02°30'30" E	50.01'
L. 24	N. 02°30'30" E	50.01'
L. 25	N. 02°30'30" E	50.01'
L. 26	N. 02°30'30" E	50.01'
L. 27	N. 02°30'30" E	50.01'
L. 28	N. 02°30'30" E	50.01'
L. 29	N. 02°30'30" E	50.01'
L. 30	N. 02°30'30" E	50.01'
L. 31	N. 02°30'30" E	50.01'
L. 32	N. 02°30'30" E	50.01'
L. 33	N. 02°30'30" E	50.01'

* LOCATIONAL TIE

GENERAL NOTES

- THIS PLAT COMPIES TO REQUIREMENTS OF THE MCA SUBDIVISION REGULATIONS AS CONTAINED IN SECTION 50-53A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE.
- THIS PLAT INVOLVES A CORRECTION TO THE CATEGORY 1 CONSERVATION EASEMENT LINE PURSUANT TO SECTION 50-53A(G)(3) TO ESTABLISH A CORRECTIVE EASEMENT FOR THE PROPERTY AS SHOWN IN A MINOR AMENDMENT TO THE CORRECTIVE CONSERVATION EASEMENT FOR #17880804.
- RURAL CLUSTER DEVELOPMENT, RESUBDIVISION STRICTLY CONTROLLED.
- THIS LOT SHARES A COMMON ENTRANCE INGRESS-EGRESS AND UTILITIES EASEMENT FROM ROAD 108, AS RECORDED IN LIBER 12815 AT FOLIO 838.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FLOODPLAIN STUDY CONSERVATION EASEMENT AGREEMENTS (MONTGOMERY COUNTY FLOODPLAIN STUDY CONSERVATION EASEMENT AGREEMENTS) WHICH ARE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY HEALTH DEPARTMENT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8972 GEORGIA AVENUE, SILVER SPRING, MARYLAND, AS AMENDED FROM A FLOODPLAIN STUDY BY P-2 AND ASSOCIATES, CONSULTING ENGINEERS, 11000 ROCKCREEK DRIVE, SUITE 100, PETERSON PARK, MARYLAND, APPROVED MARCH 29, 1988 AND RECORDED IN PLAT BOOK 188 AT PLAT NO. 20685.
- PROPERTY ZONED RC AS OF DATE OF PLAT REVISION/AMENDMENT.
- 24X MAPS #7563 AND #7562.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING CONSTRUCTION OF THE PROPERTY SHOWN HEREON SHALL APPLY UNLESS OTHERWISE STATED BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OVERSIP AND USE MAY BEYOND RESTRICTING THE OVERSIP AND USE. THE OVERSIP AND USE MAY BEYOND RESTRICTING THE OVERSIP AND USE IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL PREVIOUSLY ESTABLISHED CATEGORY 1 CONSERVATION EASEMENTS GRANTED UPON LOT 13, CHARLEY FOREST, SHOWN ON PLAT NO. 20685, AND LOT 4, CHARLEY FOREST, SHOWN ON PLAT NO. 20685, ARE HEREBY REPEALED AND THE CONSERVATION EASEMENT DESCRIBED IN A DEED RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ARE HEREBY ESTABLISHED UPON RECORDS OF THIS PLAT, TO BE REPLACED BY THE CATEGORY 1 CONSERVATION EASEMENT SHOWN AND GRANTED HEREON.
- THIS LOT IS SERVED BY PRIVATE WELL & SEPTIC SYSTEM.
- SEPTIC AREAS ARE DESIGNATED FOR A 6 BEDROOM HOUSE.
- NO LAND DISTURBING ACTIVITIES ARE ALLOWED WITHIN THE OVERLAP AREA WITH THE EXCEPTION OF LAND DISTURBING ACTIVITIES ASSOCIATED WITH AN EXTENSION OF THE SEPTIC SYSTEM OR THE INSTALLATION OF A SEPTIC SYSTEM OR THE CATEGORY 1 EASEMENT DOCUMENT RECORDED IN LIBER 13178 AT FOLIO 412.
- A 20-FT. BUILDING RESTRICTION SETBACK WILL BE APPLIED TO THE ENTIRE PERIMETER OF THE SEPTIC AREA SHOWN.



1 INCH = 200 FT.
 SUBDIVISION RECORD PLAT
 PLAT OF CORRECTION
 LOT 19
 A RESUBDIVISION OF LOT 13
 CHARLEY FOREST
 ELECTION DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 800' DATE: OCTOBER, 2013
 SHEET 1 OF 1

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7130 MINISTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.
 DR. LAW CR. MEY. FILE NO. 1002120022002

RECORDED
 PLAT BOOK
 PLAT NO.

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 PLAT NO.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Charley Forest Plat Number: 720131020
 Plat Submission Date: 12/21/2012
 DRD Plat Reviewer: W. Mylar
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout _____ Lot Area _____ Zoning _____ Bearings & Distances _____ Coordinates _____
 Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____
 BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/2/13	1/18/13		
Research	Bobby Fleury			1/8/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>W. Mylar</u>	Date <u>4/13/14</u>
Final Mylar & DXF/DWG Received:	<u>W. Mylar</u>	<u>4/23/14</u>
Final Mylar Review Complete:	<u>W. Mylar</u>	<u>4/28/14</u>
Board Approval of Plat:		
Plat Agenda:	<u>W. Mylar</u>	<u>5-8-14</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: ok
- b) Original Plat identified: ok

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____